

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 7, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 7, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bruce Josephy, Secretary

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Norman moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 31, 2012. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of May 31, 2012. Messrs. Greenberg, Millstein, Norman and Pepe voted in favor of the motion. Mr. Valengavich abstained from voting. The motion passed.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-148 **Transaction/Contract Type:** RE / Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 135-297-003
Grantor: Rivcan Associates, LLC
Property: 1063 Hope Street, Stamford, CT
Project Purpose: Hope Street Improvement Project
Item Purpose: Acquisition of two defined easements totaling approximately 821 SF, the right to construct 125 SF of driveway, the right to grade 470 SF, the right to remove and relocate light poles all for highway purposes and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that to improve motorist and pedestrian safety, this DOT project will reconstruct Hope Street from Northhill Street to Weed Hill Avenue, a distance of 2,100 feet. The roadway will be widened to accommodate separate through and left turn traffic lanes from Knapp Street to Weed Hill Avenue. Three traffic signals will be replaced, new sidewalks installed, new granite curbing, and improvements made to the storm sewer system. The radii at intersecting streets will be improved where possible. As of 8/2009 the total project cost was \$8,433,000, including \$2,000,000 for rights of way acquisition. The funding is 80% federal, 10% state and 10% municipal.

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This acquisition affects the property known as Stamford Twin Rinks, being 2.980 acres improved with a 91,689 SF indoor ice skating and sports facility. The property has frontage and access on Hope Street, Greenway Street, Ryan Street and Camp Avenue. The zone is Village Commercial District. No improvements are affected by the taking, except base and wiring for 2 lamp posts, and landscaping. Consequently, the DOT Appraiser Thomas L. Fox valued only the site and the affected improvements.

Originally, the project design called for the acquisition of 821 SF of land in 2 parcels: 721 SF at the corner of Hope & Greenway; and 100 SF at the corner of Hope & Camp. Additional rights to be acquired are as follows: right to grade; right to remove and relocate 2 light standards and 2 concrete bases; right to construct driveway; right to install bituminous concrete lip curbing.

The DOT appraiser relied on three sales, two in Stamford and one in Greenwich, and concluded a value of \$95/SF for this site. The raw data range was from \$66.63/SF to \$208.90/SF. The light pole bases and wiring was valued at \$10,000; landscaping \$5,000. The total offer was \$93,000.

In the course of the negotiations, the parties agreed to damages of \$93,000, but changed the taking areas from 821 SF in fee simple to 821 SF “defined easements for highway purposes” with Rivcan retaining title to the taking areas.

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by the appraiser Thomas L. Fox as of January 18, 2012. The Administrative Settlement is reasonable in that DOT’s acquisition cost remains the same; DOT will acquire all the rights necessary through the “defined easement for highway purposes” with the Grantor retaining fee-simple ownership of the easement area.

PRB # 12-149 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 135-297-007
Grantor: First County Bank
Property: 1110 Hope Street, Stamford, CT
Project Purpose: Hope Street Improvement Project
Item Purpose: Acquisition of approximately 25 SF for highway purposes and additional compensation for the contributory value of site improvements.

Ms. Goodhouse said that the affected property is a .32 acre site located at the southeast corner of Mulberry Street and Hope Street. It is improved with a First County Bank building. Since no other improvements except as noted below will be affected by the project, DOT appraiser Raymond Boucher did not value the buildings.

The taking is located at the Southeast corner of the property where DOT will acquire 25 sq feet. The Grantor will also be compensated for a sign that is to be relocated. The DOT prepared an estimate of compensation as is the policy for acquisitions under \$10,000, and concluded a value of \$200.00/SF for this site.

Item		Damages
Land	25 SF x \$200/SF	\$5,000
Site Improvements	Ornamental shrubs, sign and sign base	\$1,500
Total		\$6,500

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Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the Estimate of Compensation appraisal report prepared by the appraiser Raymond C. Boucher as of April 4, 2012.

PRB #	12-150	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	009-094-003		
Grantor:	Christian H. Benyei		
Property:	76 Putnam Park Road, Bethel, CT		
Project Purpose:	Improvements to Bridge No. 02402 State Road 58 over Putnam Park Brook		
Item Purpose:	Acquisition of approximately 1463 SF, a temporary construction easement comprising approximately 3,621, a slope easement comprising approximately 270 SF, the right to install 288 SF of metal beam guardrail all for highway purposes and additional compensation for the contributory value of site improvements.		

Mr. Dillon reported that to improve safety, this DOT project will replace and reconstruct Bridge No. 02402 over Putnam Park Brook, Bethel. The project will also involve the construction of metal beam guardrail, additional grading to slope and streambed improvements to Putnam Park Brook.

The subject property at 76 Putnam Park Road is 2.50± acres improved with a single family residential dwelling and other associated improvements. The zone is R-80. The DOT EOC worksheet indicated that the takings will not significantly affect the dwelling, access driveway, or remaining site improvements. DOT established a rate of \$2.25/SF for this taking. DOT subsequently agreed to compensate the Grantor a total \$7,500.

Mr. Dillon recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the EOC Report and Workflow Record prepared by DOT for finalization of the compensation negotiated for the voucher.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILES #12-148 & #12-149 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB Files #12- 148 & #12-149. The motion passed unanimously.

PRB FILE #12-150 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-150. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary